

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting
November 6, 2014
Turner Community Center – 10:30 am

The Architectural Review Board met at 10:30 AM on Thursday, November 6, 2014, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, DAVID ROSEN, CHRISTINE BRUESCHKE, JOHN HAUGHTON and JOHN MILOS.** Staff members present were: **JOHN SHEDD and JENNIFER MAJEWSKI.** Others present were: **SAMUEL PRICE JR.**

1.) 14-06 JIM & BARBARA BRADY 11 Wiley

Matt Benson, architect, was present requesting approval for plans for additions and renovations to the existing 3 story, single family residence. A compliance certificate was recently issued for the construction of a new basement that did not require ARB review and work is under way. New window-well work requested at this location requires ARB review. The overall scope of work includes a new basement with exterior window wells facing Andrews Ave.; additions to the 1st floor living and dining room along Andrews; a new 2nd floor porch with a new turret on the Wiley Ave. side; a new eyebrow roof over the new addition on the south side; new dormers on the 3rd floor; and a newly reconstructed main floor porch along Wiley Avenue. ARB members discussed the protection of the tree on Wiley. Other considerations discussed were the placement of trash receptacle and bicycles, a/c noise, lighting plan and drainage plan with the Administrator.

NEIGHBOR COMMENTS:

Edith Benson – letter – approve

Jack Connelly – letter - approve

After discussion: **THE REQUEST FOR CONSTRUCTION OF 2 BASEMENT WINDOW WELLS WAS APPROVED 5-0.**

After discussion: **THE REQUEST FOR AN ENCROACHMENT OF DORMERS INCLUDING CONSTRUCTION ON THE EAST SIDE INCLUDING FRONT PORCH AREA EXCEEDING HEIGHT LIMIT OF 24' WAS APPROVED 5-0.**

After discussion: **THE REQUEST FOR AN ADDITIONAL TREE TO BE PLANTED ON INSTITUTION PROPERTY WAS APPROVED 5-0.**

After discussion: **THE REQUEST FOR FAR OF 3.4%; 60 SQ FT WAS APPROVED 5-0.**

After discussion: **THE REQUEST FOR A VARIANCE ON AN 18" BUFFER STRIP FOR PARKING ON THE ANDREWS SIDE APPROVED 5-0.**

2.) 14-03 Cont. DICK & SUSAN LUERS 9 Roberts/10-12 S Terrace

Joseph Greenberg (CHQ W&M Holdings LLC), prospective buyer, came before the ARB in July and August 2014. Emmet Tenpas, architect, was present and stated the applicant has received approval for demolition of a majority of the three existing structures while preserving the 3 facades that face the street on Roberts and on Terrace. The new construction seeks to become a single structure with 2 residential units in the sub-basement; 4 residential units in the basement; 4 residential units on the first floor; 4 residential units on the 2nd floor; and 2 residential units on the 3rd floor. The applicant is seeking no variances but to finalize approval of the design of the new structure by reducing the FAR and by increasing the green space bringing both quantities into full compliance with the ALU Regulations. ARB members questioned the green space and accuracy of the drawings.

NEIGHBOR COMMENTS: NONE

After discussion: **THE REQUEST FOR DESIGN REVIEW AND APPROVAL WAS TABLED.**

DISCUSSIONS:

Roger Doebke – 15 Peck

Bill Laubscher, architect, discussed Roger & Judy Doebke are contemplating purchasing the existing cottage providing that they can raze the existing structure and construct a new home in its place. They also intend to utilize the cottage all times of the year. The existing cottage is nestled between three 2 to 3 story cottages. The cottage is quite tiny at 440 square feet. During the process of looking at the property, it became apparent that there were some structural and code requirement problems with the existing structure including; 1. Much of the structure does not meet code requirements for fire safety and egress. 2. Upgrading to Code required insulation levels cannot be accomplished utilizing the present roof/cathedral system. 3. There is extensive moisture migration and related mold conditions. 4. The existing exterior walls consist of wood siding which is not PT exterior grade and extensive decay of these systems is apparent. Code will require that the entire structure must be brought up to code. Sections of code deal with related materials decay. Exterior walls must be replaced in part. 5. The existing structural system does not meet code requirements. 6. The surrounding cottages are much higher and larger. Therefore the site is underutilized and out of character to the street scape. 7. The existing cottage is too small to accommodate guests.

Jeffery Potts – 4 Elm

Bill Laubscher, architect, discussed Jeffery and Chris Potts are planning to construct improvements to their home. During the process of developing the detailed plans for the construction of the improvements & additions, it became apparent that there were many serious problems with the existing structure including; 1. The existing roof had extensive water damage resulting in structural failure in several areas. In addition, the roof pitch cannot be brought up to code which is required. Further, the roof surface suppliers will not bond or warranty the roof at its present pitch. 2. Upgrading to Code required insulation levels cannot be accomplished utilizing the present roof/cathedral system. 3. There is extensive moisture migration and related mold conditions due to the old style slab on grade construction. In addition, the Owners have experienced infestations from the under slab septic collection systems into sinks and water closets. It is impossible to amend the existing concrete slab for moisture control and access to the sanitary collection system is impossible without removing the concrete slabs. 4. The existing exterior walls consist of wood T-111 wood siding and extensive decay of these systems is apparent. Code will require that the entire structure must be brought up to code. Sections of code deal with related materials decay. Exterior walls must be replaced in part. 5. The existing home is situated below the elevation of Elm Avenue and is in two Lake Chautauqua watershed conditions. Again, Code requires that home construction elevations must be above grade by 8 inches to materials subject to decay. With slab on grade construction, it is impractical to physically raise the home and create proper site drainage. 6. The existing structural system does not meet code span requirements. 7. The existing clay tile sewer lateral must be replaced along with possible under slab clay tile lines.

Larry Thompson – 47 Hurst

Bill Laubscher, architect, discussed Larry and Brenda Thompson are planning to construct improvements to their new home. All of the proposed improvements contemplated will be within the regulations & required property and setback requirements except in one area. On the Westerly property line along Forest Avenue, the existing garages/patios both extend into the setback area and in one area the existing garage extends 2 feet over the Property Line. The Owners propose to construct a roof over the existing Garages/decks for both personal & water intrusion reasons. The roofs and related construction are to be placed over the existing garages below on existing concrete roof slabs. These existing concrete roof slabs are presently acting as exterior decks.

Minutes of August 21, 2014 was approved
There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski